039.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	872,500 / 872,500
					USE VALUE:	872,500 / 872,500
					ASSESSED:	872,500 / 872,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		WELLESLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARINELLI JOSEPH
Owner 2:	BARINELLI WILEY KRISTINA
Owner 3:	
Street 1:	2 WELLESLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VANBAAR JEROEN/DEBRA -
Owner 2:	-
Street 1:	2 WELLESLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,004 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Wood Shingle Exterior and 2442 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6004.000	488,400		384,100	872,500
Total Card	0.138	488,400		384,100	872,500
Total Parcel	0.138	488,400		384,100	872,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.29 | /Parcel: 357.2

Legal Description

User Acct 25537

GIS Ref

GIS Ref

Insp Date 06/25/15

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 039.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	488,400	0	6,004.	384,100	872,500	872,500	Year End Roll	12/18/2019
2019	101	FV	362,800	0	6,004.	348,100	710,900	710,900	Year End Roll	1/3/2019
2018	101	FV	362,800	0	6,004.	330,100	692,900	692,900	Year End Roll	12/20/2017
2017	101	FV	362,800	0	6,004.	288,100	650,900	650,900	Year End Roll	1/3/2017
2016	101	FV	362,800	0	6,004.	246,000	608,800	608,800	Year End	1/4/2016
2015	101	FV	224,700	0	6,004.	228,000	452,700	452,700	Year End Roll	12/11/2014
2014	101	FV	224,700	0	6,004.	189,000	413,700	413,700	Year End Roll	12/16/2013
2013	101	FV	224,700	0	6,004.	180,000	404,700	404,700		12/13/2012

!3174!

PRINT

Date	Time
12/10/20	18:29:12

LAST REV

Date	Time
11/27/18	08:31:58
danam	
3174	

USER DEFINED

Prior Id # 1:	25537
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VANBAAR JEROEN/	51397-357		7/2/2008		412,500	No	No		
CLARKE ALICE G	44148-298		11/22/2004		370,000	No	No		
	9030-348		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2018	1313	Porch	1,000	C				
6/26/2014	756	Addition	149,911					
5/7/2008	447	New Wind	14,700			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2015	Meas/Inspect	PC	PHIL C
7/1/2014	Info Fm Prmt	PC	PHIL C
1/23/2009	Meas/Inspect	189	PATRIOT
4/25/2007	Permit Visit	BR	B Rossignol
9/23/2005	MLS	BR	B Rossignol
12/15/2004	MLS	MM	Mary M
2/17/2000	Mailer Sent		
2/17/2000	Meas/Inspect	197	PATRIOT
8/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6004		Sq. Ft.	Site		0	64.	1.00	3									384,075						384,100	

Total AC/HA: 0.13783 | Total SF/SM: 6004 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,075 | Spl Credit | Total: 384,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19123709
Const Adj.:	0.99989998
Adj $ / SQ:	148.890
Other Features:	114857
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	511902
Depreciation:	23547
Depreciated Total:	488355

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

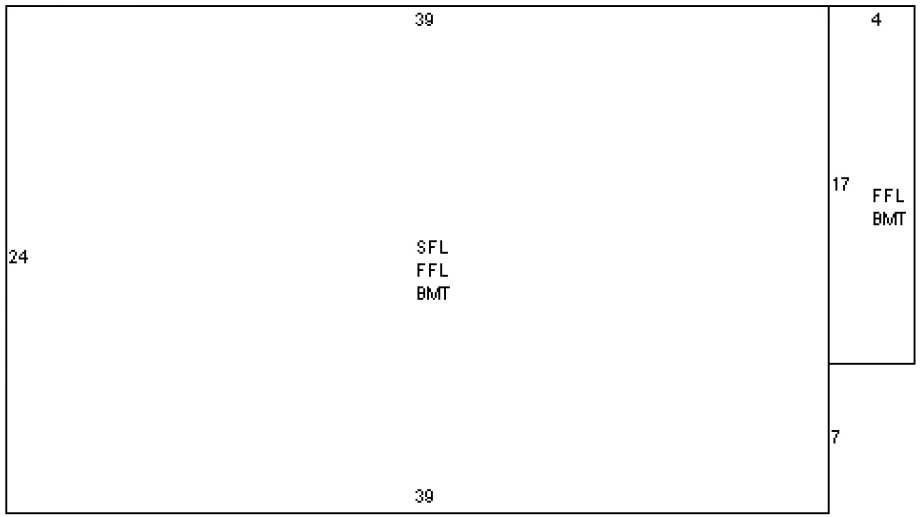
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.78
Special Features:	0	Val/Su Net:	165.90
Final Total:	488400	Val/Su SzAd	251.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,004	61.420	61,663
FFL	First Floor	1,004	148.890	149,485
SFL	Second Floor	936	148.890	139,361

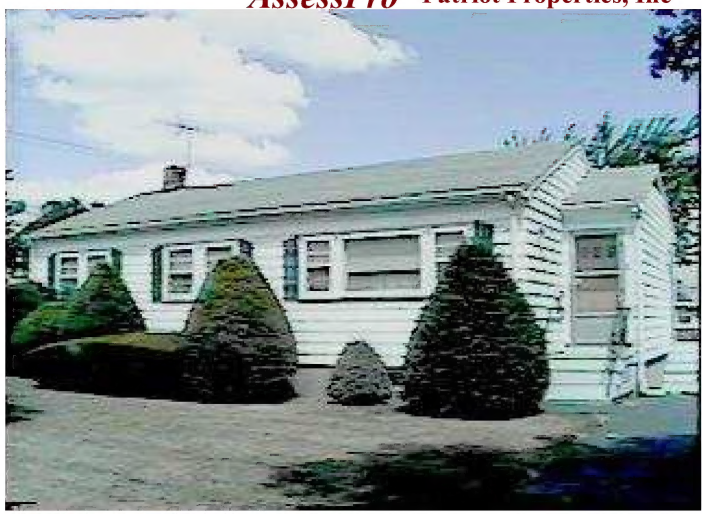
Net Sketched Area:	2,944			Total:	350,509
Size Ad	1940	Gross Are	2944	FinArea	2442

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	